

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS

Columbia Field Office

1835 Assembly Street

Room 865 B-1

Columbia, South Carolina 29201

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Office of Environmental Quality Control

Water Quality Certification and Wetlands Programs Section

2600 Bull Street

Columbia, South Carolina 29201

REGULATORY DIVISION

July 28, 2006

Refer to: P/N #2006-1354-6I

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

Teachey Development, LLC

P.O. Box 339

Simpsonville, SC 29681-0339

to place fill material in

an unnamed tributary to Payne Branch

on property located north of the intersection of Harrison Bridge Road and Grandview Drive, South of the Town of Simpsonville in Greenville County, South Carolina (Latitude-34.707952°, Longitude-82.246828°).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, AUGUST 28, 2006

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of piping a stream and placing fill material in an associated wetland. In detail, the applicant proposes to enclose 1212 linear feet of perennial stream with 72 inch reinforced concrete pipe fill in 1.69 acres of jurisdictional wetlands to facilitate the development of a commercial facility. As mitigation for the adverse impacts to aquatic resources, the applicant proposes to purchase 5641 stream restoration and preservation credits and 11.38 wetland restoration and enhancement credits from the Grove Creek Mitigation Bank. The purpose of the proposed work, as stated by the applicant, is to allow for parking and access to a proposed retail center.

July 28, 2006

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1835 Assembly Street
Room 865 B-1
Columbia, South Carolina 29201**

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by this proposed undertaking.

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to Water Quality Certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 1211 linear feet of freshwater streambed located well inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

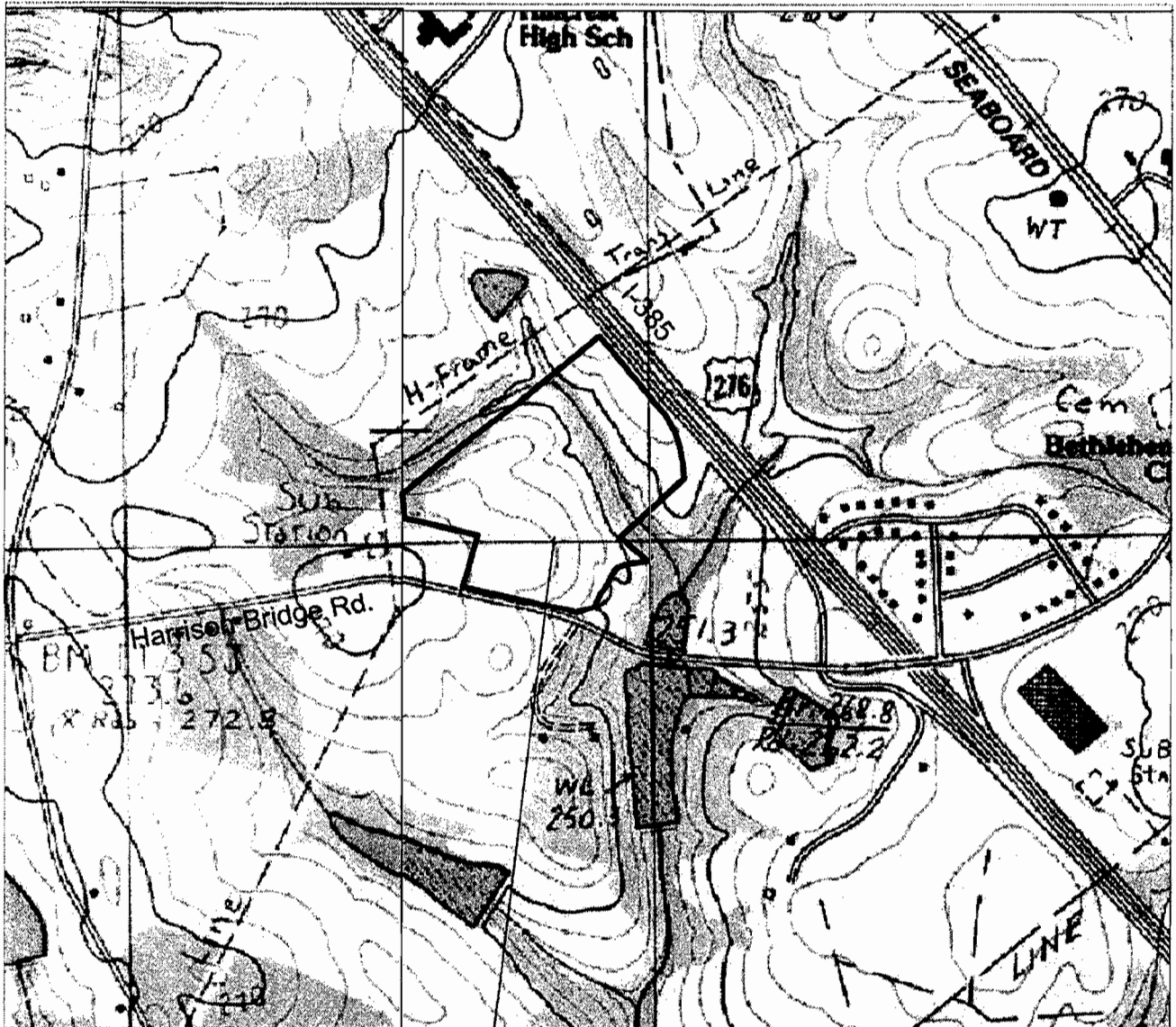
The District Engineer has consulted the latest published version of the national Register of Historic Places for the presence of absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the nation Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in the notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research, and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments for the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Colton B. Bowles at 803-253-3044.



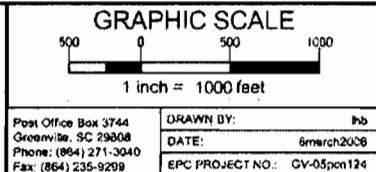
Site Location

USACE P/N # 2006-1354-61
July 28, 2006

Source: USGS Topographic Series, Fountain Inn Quadrant,
Greenville County South Carolina



**ENVIRONMENTAL
PERMITTING
CONSULTANTS, INC.**

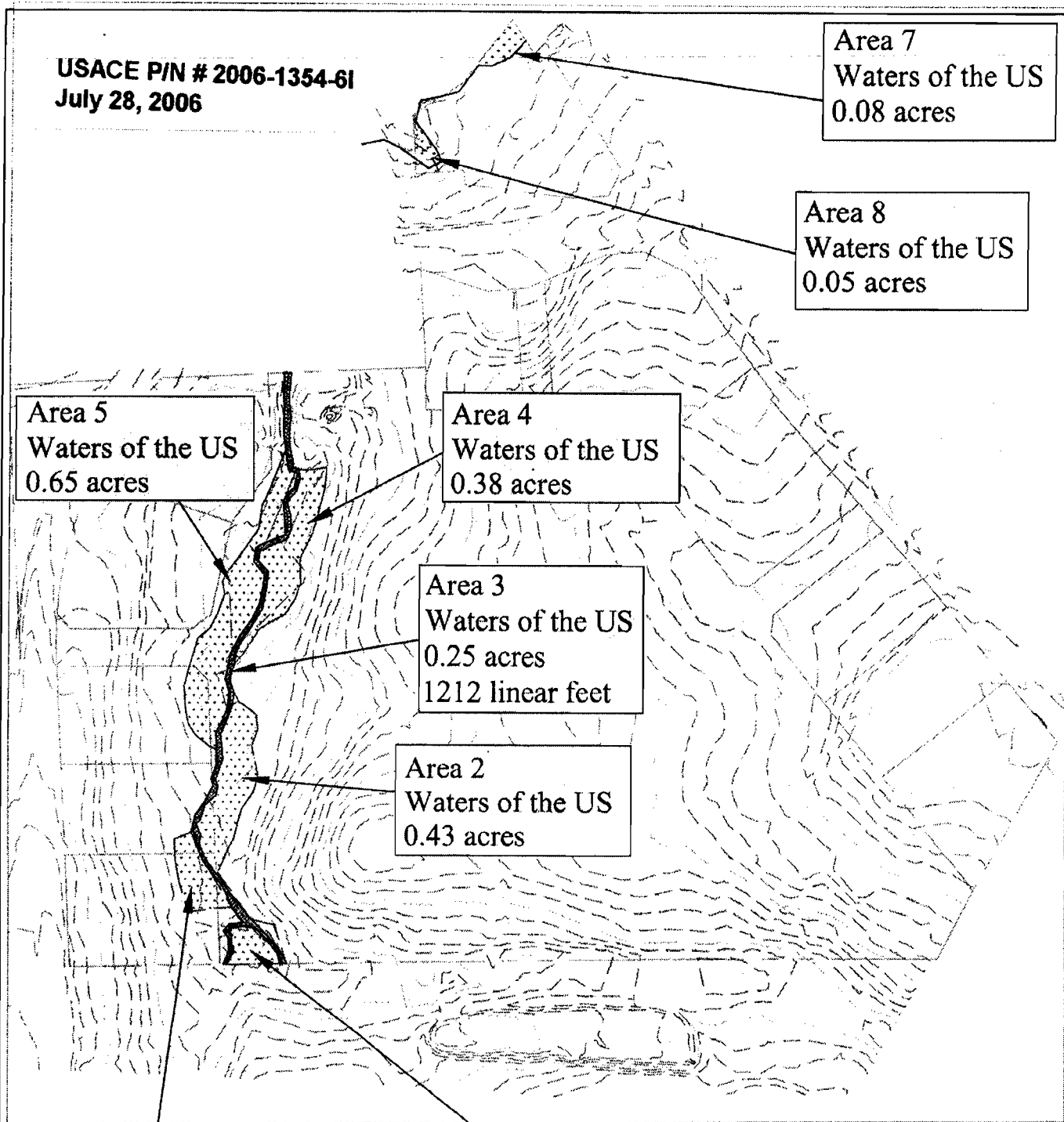


TEACHEY
LOCATION TOPO MAP
CCAD
Greenville County

FIGURE NO.

1

USACE P/N # 2006-1354-61
July 28, 2006



REVISIONS		
NO	DATE	COMMENTS

**ENVIRONMENTAL
PERMITTING
CONSULTANTS, INC.**

GRAPHIC SCALE

125 0 125 250

1 inch = 250 feet

Post Office Box 3744
Greenville, SC 29608
Phone: (864) 271-3040
Fax: (864) 235-9299

DRAWN BY: jrb
DATE: 8march2006
EPC PROJECT NO.: 05pen124

TEACHEY
Waters of the US
CCAD
Greenville County

USACE P/N:.

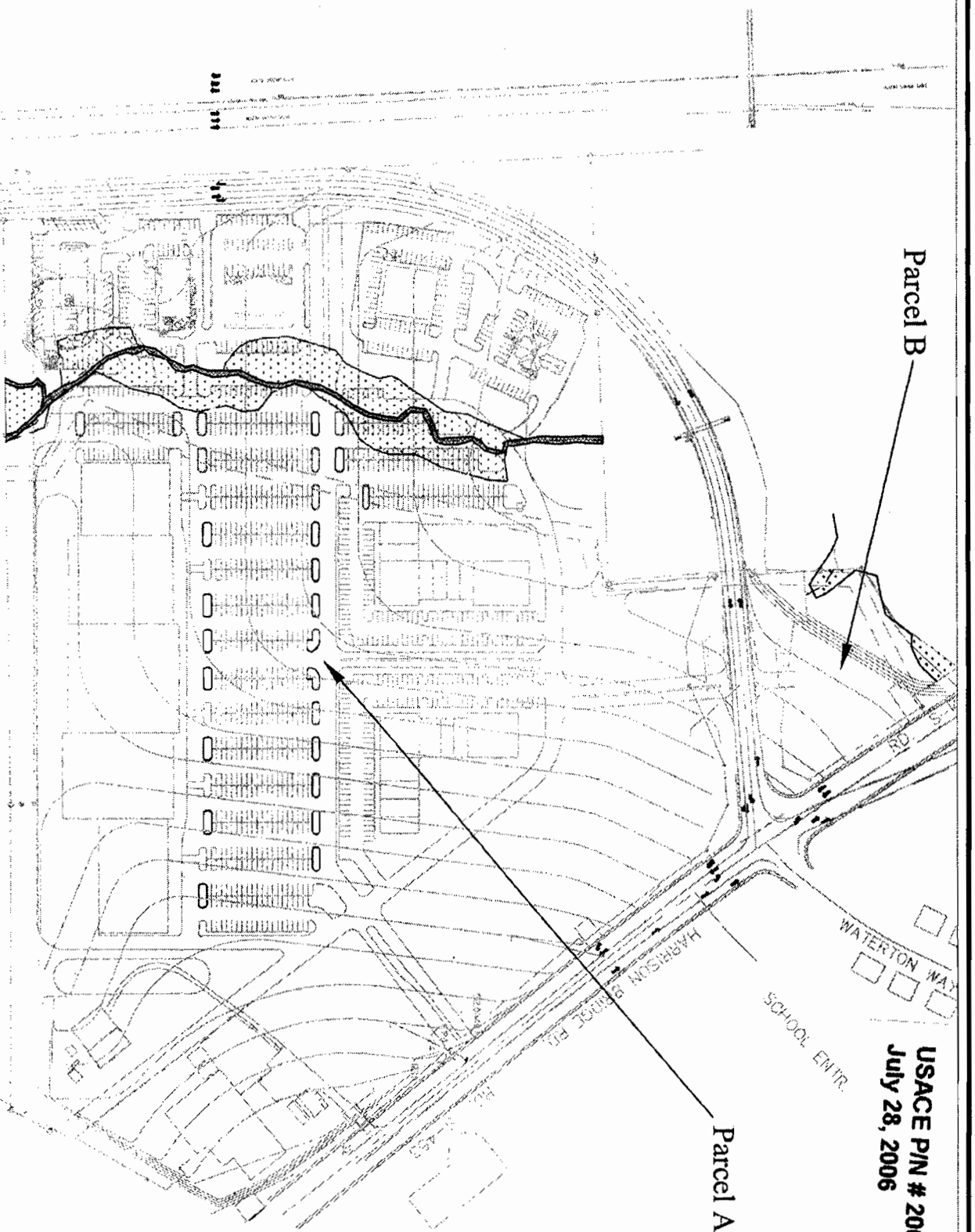
SHEET NO.

2

OF 5

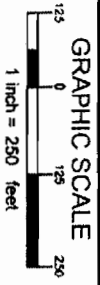
Parcel B

USACE P/N # 2006-1354-61
July 28, 2006



ENVIRONMENTAL
PERMITTING

CONSULTANTS, INC.



Post Office Box 3714
Greenville, SC 29604
Phone (864) 271-3040
Fax (864) 255-5299

DRAWN BY: brandt008 JH

DATE: 06/01/04

EPC PROJECT NO.: 06p01124

REVISIONS

NO	DESCRIPTION

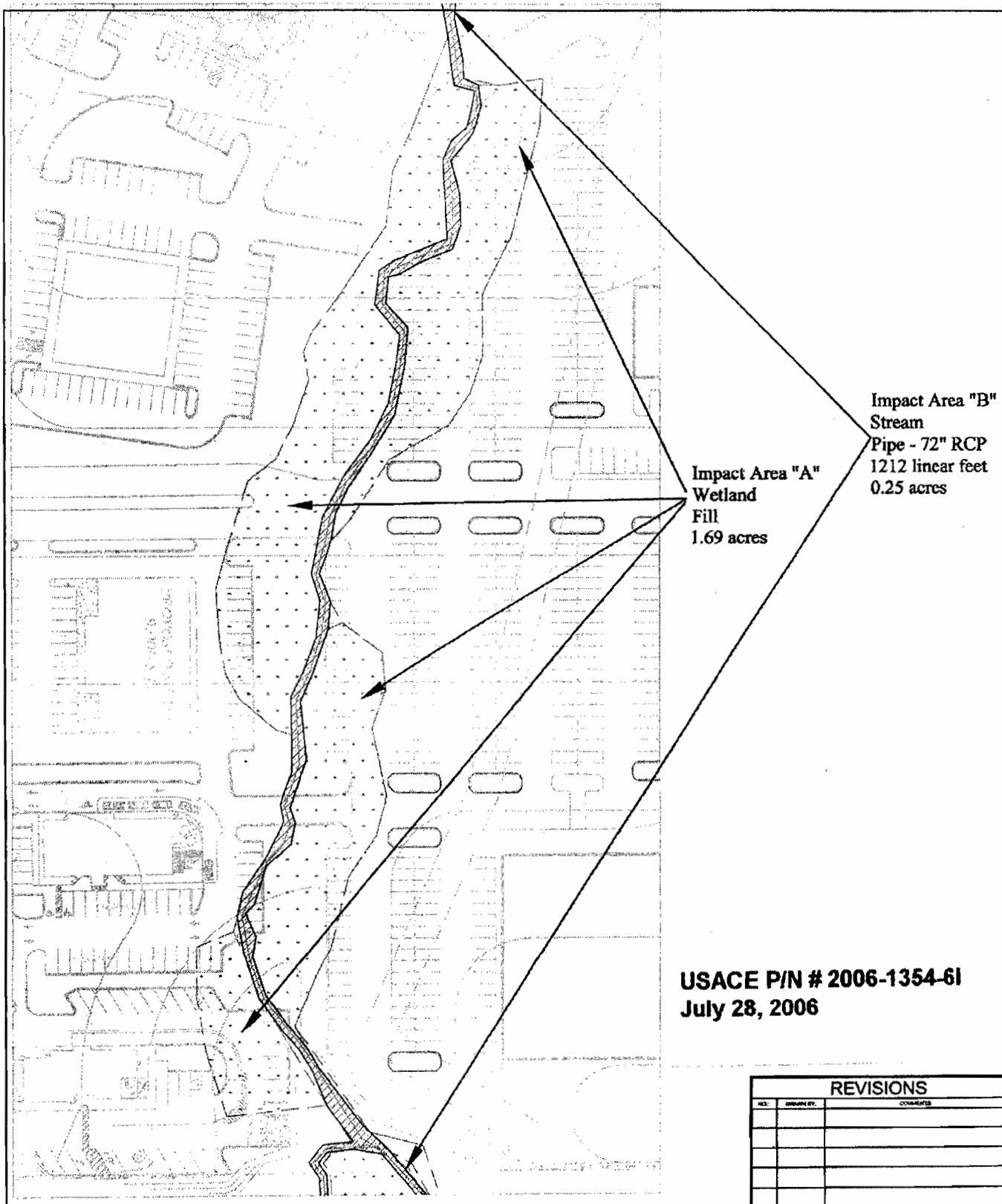
TEACHEY

Overview
CCAD
Greenville County

USACE P/N:

SHEET NO.

3
OF 5



USACE P/N # 2006-1354-61
July 28, 2006

REVISIONS		
NO.	REVISION BY	COMMENTS

**ENVIRONMENTAL
 PERMITTING
 CONSULTANTS, INC.**

GRAPHIC SCALE	
50	100
1 inch = 100 feet	
Post Office Box 3744 Greenville, SC 29608 Phone: (864) 271-3040 Fax: (864) 235-9299	DRAWN BY: rhb DATE: 8march2006 EPC PROJECT NO.: 05pan124

TEACHEY
 Impact Detail
 CCAD
 Greenville County

USACE P/N:

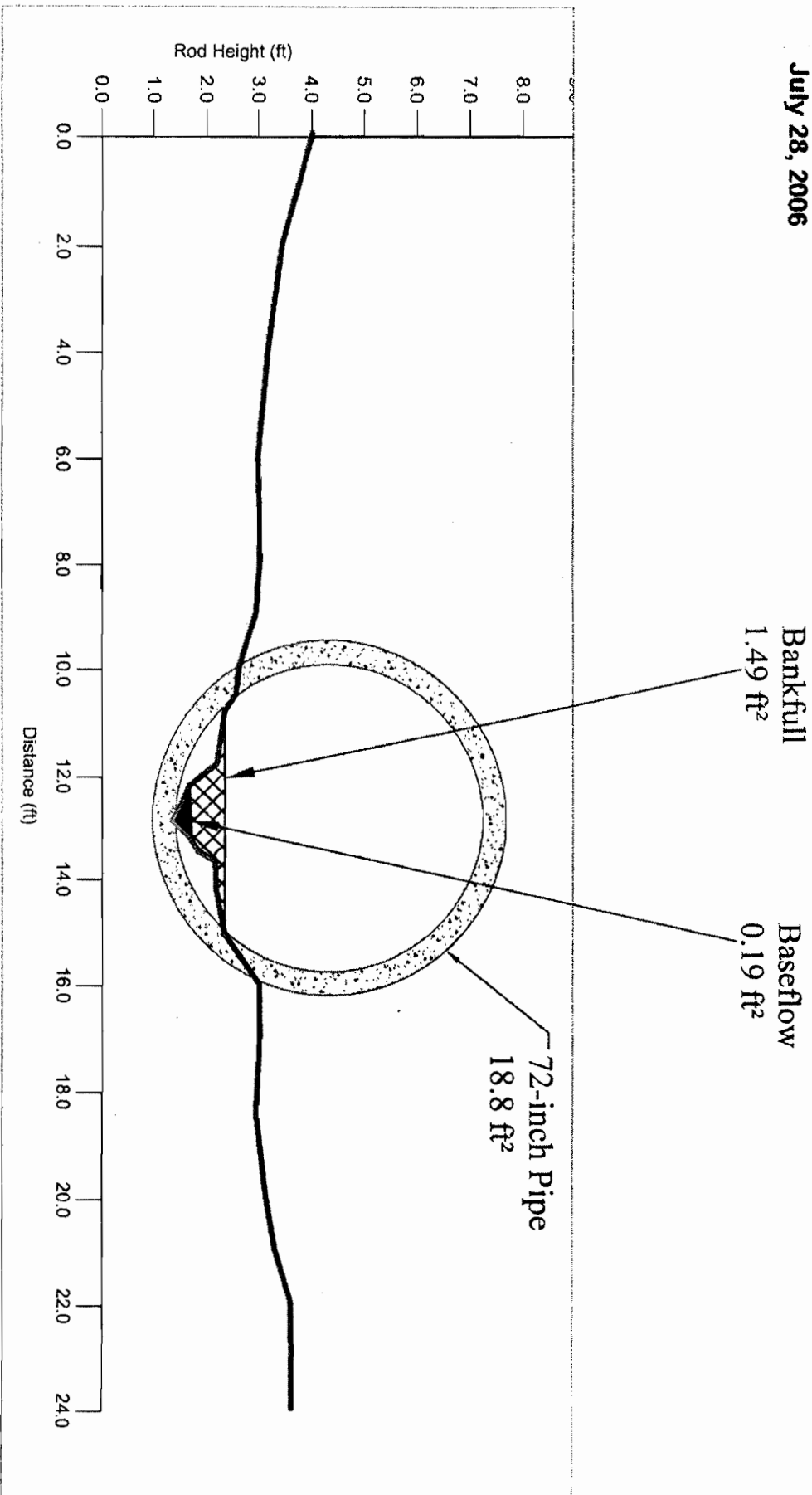
SHEET NO.

4

OF

5

USACE P/N # 2006-1354-61
July 28, 2006



ENVIRONMENTAL
PERMITTING
CONSULTANTS, INC.

GRAPHIC SCALE
1 inch = 10 feet

Post Office Box 3144
Greenville, SC 29603
Phone: (864) 271-3040
Fax: (864) 238-8299

DRAWN BY: No
DATE: 06/07/06
EPC PROJECT NO.: 0600124

REVISIONS

NO.	DATE	DESCRIPTION

TEACHEY
Cross Section
CCAD
Greenville County

SHEET NO.
5
OF 5